

CERTIFICATE OF INSPECTION
VALID FOR ONE YEAR

Address:	129 Harriman Ave.	Date:	June 11, 2015
Perm. Parcel No:	813-13-048	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	Roger J. Stephen	Maximum Occupancy:	8 persons
Mail to:	same	Property:	Legal Conforming [X] Legal Non-Conforming [] Illegal []

Upon inspection, we find that said property is in need of repairs as follows:

REQUIRED MAINTENANCE ITEMS:

1. All siding must be present, in good condition and properly painted. Repaint the house.
2. All porches must be properly maintained and painted and equipped with handrails if more than 30" high. Make all necessary repairs to the front porch accordingly. Stain/paint the porch assembly.
3. Tuck-point the foundation masonry.
4. Tuck-point or completely reconstruct the chimney. Repaint to match existing if applicable. Only masonry mortar materials may be used to tuck-point brick masonry (no caulking), and the mortar color must match the existing mortar. Gray mortar MAY NOT be acceptable.
5. Install address numbers on the premises. Numbers shall be 4-inch-high block numbers and shall be of a color contrasting to the substrate onto which they will be installed.

GARAGE:

1. Exterior walls and trim materials must be painted and in good repair. Scrape and repaint the garage.

EXTERIOR ITEMS:

1. Clean, repair or replace all gutters and downspouts as needed.
2. All exterior light fixtures must be properly maintained and operate normally.
3. Remove the tree, including the stump, [Remove the tree stumps] in the rear yard up against the garage.
4. Trim all trees, bushes and/or shrubbery on the property, especially around house, garage and roofs.

NOTICE: THIS IS A VISUAL INSPECTION. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR FAILURE TO REPORT VIOLATIONS THAT MAY EXIST AND MAKES NO GUARANTEE WHATSOEVER THAT FUTURE VIOLATIONS CANNOT, OR WILL NOT OCCUR.

NOTICE

Violations identified as **REQUIRED MAINTENANCE VIOLATIONS**, must be corrected and inspected no later than **SIX MONTHS from date of transfer (weather permitting)**. An escrow account shall be established with an amount of money equal to 150% of the value of the work required to correct **ALL** outstanding violations. **Corrections will be the responsibility of the individual named on the Escrow Hold Statement.**

PERMITS ARE REQUIRED FOR HVAC,
PLUMBING, ELECTRICAL AND MAJOR
CARPENTRY.

CITY OF BEDFORD BUILDING DEPARTMENT

Inspector: **Robert Brown**

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GENERAL GARAGE ITEMS:

1. Electrical wiring in walls must be in conduit.
2. Floors must be concrete material and be free of serious or misaligned cracks. Replace the garage floor at man door and overhead door.
3. Scrape and paint the door, window and/or roof trims on this garage.
4. Make all necessary repairs to the garage window(s) and related frames and trims. Re-glaze window and paint.

DRIVEWAYS, SIDEWALKS, AND STAIRS:

1. Remove and replace 3 squares of driveway concrete. Driveway concrete shall be a minimum of 4-inches in thickness.
2. Replace 2 squares of public sidewalk. Public sidewalk must be constructed of reinforced concrete in the minimum thickness of 4-inches, except in the driveway area the minimum thickness shall be the same thickness as the apron.
3. Level 4 squares of public sidewalk.
4. Level 1 square of driveway concrete.

GENERAL ELECTRICAL ITEMS:

1. All circuits in the main fuse box/load-center must be identified/labeled on the panel cover or next to breaker/fuses.
2. All lights, outlets and switches must operate properly. Electrical devices may not be painted.
3. Extension cords are permitted only for temporary uses. Remove cords used as permanent wiring. (garage)

GENERAL PLUMBING ITEMS:

1. Hot water tanks must be equipped with a listed ¼-turn gas shut-off valve. 5' off the floor and accessible. Replace the gas valve at the hot water tank. Install a dirt leg on the gas piping to the hot water tank.
2. Add a vacuum breaker (backflow preventer) at all faucets with threaded hose connections such as laundry tub and hose bibs, but not at washing machine faucets.
3. Install an air admittance valve and p-trap under kitchen sink.

BASEMENT ITEMS:

1. A smoke detector is required: 110 v. type for open joist ceiling.
2. Tuck-point the mortar joints in the basement walls as needed. Repair all wall cracks.
3. Walls must be free of moisture, mold, mildew, etc. Find causes of moisture and correct. Disinfect the basement as needed.
4. Scrape and paint the basement walls with block-filler paint.

KITCHEN ITEMS:

1. Walls and ceiling surfaces must be free of cracks and properly painted. Patch and paint as needed.

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INTERIOR ITEMS:

1. Patch all minor cracks and holes in interior walls and ceilings and repaint as needed.
2. Repair all windows to insure that glass is intact; that windows open and close properly; that windows lock securely; that glazing putty and weather stripping is present in good condition and is effective; and that every window is equipped with a screen.
3. Install a new smoke detector on the first and second floor levels and in all sleeping rooms.
4. Repair and/or replace all missing or damaged interior doors, door frames, baseboard or any other wood moldings in the house. Paint or stain to match existing woodwork as needed.
5. Ensure that all fireplace dampers are intact and that they open and close properly.

THE CITY **REQUIRES** VERIFICATION THAT ALL ASSESSMENTS FROM THE CITY OF BEDFORD FINANCE DEPARTMENT (440-735-6504) HAVE BEEN ACKNOWLEDGED AND WILL BE **PAID**. VERIFICATION MAY BE ACCOMPLISHED BY SHOWING THAT THE SPECIAL ASSESSMENT AMOUNT DUE IS BEING HELD IN AN ESCROW ACCOUNT. **THIS IS REQUIRED PRIOR TO ISSUANCE OF THE C/O FOR TITLE TRANSFER**

This dwelling unit has been measured and determined to be approved for a maximum of EIGHT (8) occupants (total of both adults and children)